

Indiabulls

HOUSING FINANCE

THROUGH COURIER/E-MAIL

Ref. No.: 11584/ H LAPLOW00277598

December 9, 2022

To,

1. KISHORE BALRAM NICHANI
1, NICHANI KUTIR, 12-A, JUHU TARA ROAD
SANTA CRUZ, OPP. AJANTA HOTEL
MUMBAI - 400049, MAHARASHTRA

ALSO AT:

KISHORE BALRAM NICHANI
DIRECTOR
BJN HOSPITALITY PVT. LTD.
12-A, 1ST FLOOR, NICHANI KUTIR
JUHU TARA ROAD, JUHU
MUMBAI - 400049, MAHARASHTRA

ALSO AT:

KISHORE BALRAM NICHANI
UNIT/ SHOP NO. 4,5,6,7,8,9 AND 10
2ND FLOOR, BUILDING-A, EAST COURT
PHOENIX MARKET CITY, SURVEY NO. - 207(PART.)
LOHAGAON, TALUKA- HAVELI
DISTRICT- PUNE - 411015
MAHARASHTRA

2. ROHAN KISHORE NICHANI
1, NICHANI KUTIR, 12-A, JUHU TARA ROAD
SANTA CRUZ, OPP. AJANTA HOTEL
MUMBAI - 400049, MAHARASHTRA

ALSO AT:

ROHAN KISHORE NICHANI
DIRECTOR
BJN HOSPITALITY PVT. LTD.
12-A, 1ST FLOOR, NICHANI KUTIR
JUHU TARA ROAD, JUHU
MUMBAI - 400049, MAHARASHTRA

ALSO AT:

ROHAN KISHORE NICHANI
UNIT/ SHOP NO. 4,5,6,7,8,9 AND 10
2ND FLOOR, BUILDING-A, EAST COURT
PHOENIX MARKET CITY, SURVEY NO. - 207(PART.)
LOHAGAON, TALUKA- HAVELI
DISTRICT- PUNE - 411015
MAHARASHTRA

3. KAVITA K NICHANI
ALIAS KAVITA KISHORE NICHANI
1, NICHANI KUTIR, 12-A, JUHU TARA ROAD
SANTA CRUZ, OPP. AJANTA HOTEL
MUMBAI - 400049, MAHARASHTRA

ALSO AT:

KAVITA K NICHANI
ALIAS KAVITA KISHORE NICHANI
DIRECTOR
BJN HOSPITALITY PVT. LTD.
12-A, 1ST FLOOR, NICHANI KUTIR
JUHU TARA ROAD, JUHU
MUMBAI - 400049, MAHARASHTRA

ALSO AT:

KAVITA K NICHANI
ALIAS KAVITA KISHORE NICHANI
UNIT/ SHOP NO. 4,5,6,7,8,9 AND 10
2ND FLOOR, BUILDING-A, EAST COURT
PHOENIX MARKET CITY, SURVEY NO. - 207(PART.)
LOHAGAON, TALUKA- HAVELI
DISTRICT- PUNE - 411015
MAHARASHTRA

4. BJN HOSPITALITY PVT. LTD.
THROUGH ITS DIRECTORS
12-A, 1ST FLOOR, NICHANI KUTIR
JUHU TARA ROAD, JUHU
MUMBAI - 400049, MAHARASHTRA

ALSO AT:

BJN HOSPITALITY PVT. LTD.
THROUGH ITS DIRECTORS
UNIT/ SHOP NO. 4,5,6,7,8,9 AND 10
2ND FLOOR, BUILDING-A, EAST COURT
PHOENIX MARKET CITY, SURVEY NO. - 207(PART.)
LOHAGAON, TALUKA- HAVELI
DISTRICT- PUNE - 411015
MAHARASHTRA

Email id:- kspandey11@gmail.com



407172

**SUB.: SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) AND PROVISIO
THERETO OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002
IN RELATION TO THE PROPERTY BEARING UNIT/ SHOP NO. 4,5,6,7,8,9
AND 10, 2ND FLOOR, BUILDING-A, EAST COURT, PHOENIX MARKET
CITY, SURVEY NO. - 207(PART.), LOHAGAON, TALUKA HAVELI,
DISTRICT-PUNE - 411015, MAHARASHTRA ("Mortgaged Property more
particularly described in the Schedule attached herewith").**

Re.: Loan Account No. H LAPLOW00277598

Dear Ma'am/ Sir,

The Authorised Officer of **Indiabulls Housing Finance Ltd.** ("**Secured Creditor**") hereby informs you that the proceedings under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 have already been initiated in relation to the Mortgaged Property (more particularly described in **Schedule A** attached herewith), the **constructive possession** of which had been taken by the Authorised Officer of the Secured Creditor.

The Authorised Officer of the Secured Creditor hereby serves on you this Notice of Sale of **15** days after which the Mortgaged Property will be sold by way of Private Treaty strictly on "**as is where is**", "**as is what is**" and "**whatever there is**" basis, for recovery of **Rs. 69,36,470/- (Rupees Sixty Nine Lakh Thirty Six Thousand Four Hundred Seventy only)** pending towards the captioned Loan Account by way of outstanding principal, arrears (including accrued late charges) and interest till **05.12.2022** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **06.12.2022** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakh only)**.

In view of the aforesaid, the Authorised Officer of the Secured Creditor is issuing this Notice of Sale in conformity with Rule 8(6) read with Rule 9(1) and Proviso Thereto of the Security Interest (Enforcement) Rules, 2002.

Yours truly,



**AUTHORISED OFFICER
INDIABULLS HOUSING FINANCE LTD.**

**SCHEDULE A****(Description of the Immovable Property)**

UNIT/ SHOP NO. 4,5,6,7,8,9 AND 10 ON 2ND FLOOR OF BUILDING-A TO BE KNOWN AS "EAST COURT" IN THE CLUSTER OF BUILDINGS KNOWN AS PHOENIX MARKET CITY, CONSTRUCTED ON NON - AGRICULTURAL FREEHOLD LAND SITUATE, LYING AND BEING AT VILLAGE LOHAGAON, TALUKA - HAVELI, PUNE - 411015, MAHARASHTRA BEING PART OF PLOT BEARING SURVEY NO. - 207(P.T.) ADMEASURING 8352 SQ. MTRS. AND SAID PLOT IS BOUNDED AS FOLLOWS:-

EAST : VIMAN NAGAR ROAD
WEST : HCMTR ROAD
NORTH : PLOT BEARING SURVEY NO. 206
SOUTH : HCMTR ROAD.

Yours truly,


AUTHORISED OFFICER
INDIABULLS HOUSING FINANCE LTD.

407174